

Part V

The Plan Maps

Using the Bay Plan Maps

The maps that follow are an integral part of the Bay Plan. They are based on—and show how to apply—the Bay Plan policies. The maps also identify the shoreline priority use areas and illustrate the Commission's tidal water jurisdiction. The Plan map notes and suggestions, which accompany each map, are advisory and are not Commission policies.

1. **Plan Map Policies.** The “Bay Plan Policies” listed opposite each corresponding Bay Plan map are enforceable policies and have the same authority as the policies in the text of the Bay Plan.
2. **Plan Map Notes and Suggestions.** Comments that are not part of the Bay Plan policies—e.g., suggestions for further study, clarification of policy, and alternative proposals—appear as “Plan Map Notes” and “Commission Suggestions” opposite the corresponding map. These comments are not enforceable policies of the Commission.
3. **Priority Use Areas.** All shoreline sites designated for priority uses (as identified in the Bay Plan policies) are indicated on the Plan maps. Development of these sites should be governed by the Bay Plan policies for each specific use. The specific boundaries of the priority use areas are set in Commission Resolution No. 16. The Commission's staff should be consulted concerning questions of precise priority use area boundaries. Development of shoreline areas not proposed for any specific use should be consistent with the Bay Plan policies for Other Uses of the Bay and Shoreline.
4. **Commission Jurisdiction.** The Plan maps are not intended to delineate the Commission's jurisdiction. The Commission's legal jurisdiction is described in the McAteer-Petris Act and the Commission's regulations, and has been affected by certain court decisions. The Commission's staff should be consulted concerning questions of precise jurisdiction. Areas of the Bay subject to tidal action (and thus subject to the jurisdiction of the Commission for control of filling and dredging) are illustrated on the maps in light blue as are certain tributaries in which filling and dredging are also controlled because of their ecological importance.

Special Area Plans

Special area plans, which apply Bay Plan policies in greater detail to specific shoreline areas, are identified on the Plan maps. The purpose of special area plans is to more precisely guide public agencies and private parties as to what fill, dredging, or change of use of a shoreline area would be consistent with the McAteer-Petris Act and the Bay Plan policies. The special area plans adopted by the Commission are:

1. **San Francisco Waterfront Special Area Plan** (adopted April 1975)—applies to the San Francisco shoreline from the east side of the Hyde Street Pier to the south side of India Basin.
2. **Benicia Waterfront Special Area Plan** (adopted April 1977)—applies to the Benicia shoreline from West Second Street to the Benicia-Martinez Bridge.
3. **South Richmond Shoreline Special Area Plan** (adopted May 1977)—applies to the Richmond shoreline from the west side of Shipyard Three to the southeastern City boundary.
4. **Richardson Bay Special Area Plan** (adopted December 1984)—applies to Richardson Bay from a line drawn between Cavallo Point in Marin County near the Golden Gate Bridge and Point Tiburon in Tiburon.
5. **Suisun Marsh Protection Plan** (adopted December 1976)—applies to the Suisun Marsh in Solano County.

Plan Map 2

Carquinez Strait

PLAN MAP NOTES

Salt Ponds and Other Managed Wetlands - Large area, high-value wildlife habitat.

San Pablo Bay National Wildlife Refuge - The addition and restoration of land with high aquatic life and wildlife habitat value or good habitat restoration potential to the San Pablo Bay National Wildlife Refuge would be in accord with Bay Plan policies.

San Pablo Bay Wildlife Refuges - The California Department of Fish and Game and the U.S. Fish and Wildlife Service are carrying out a cooperative program to acquire, restore and manage areas of high aquatic life and wildlife habitat value in San Pablo Bay.

Benicia State Recreation Area - Proposed park expansion should encompass principal overlooks and ridges on north side of strait, to preserve rugged and scenic character of hills, presently undeveloped.

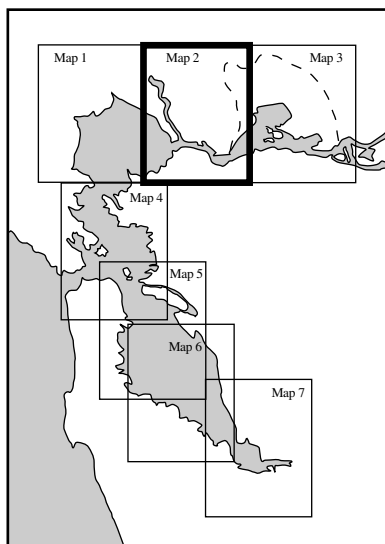
West Benicia Waterfront - Detailed planning is needed to determine most desirable waterfront design west of West Second Street, emphasizing "urban" recreation uses with a minimum of Bay filling (and housing on existing private land).

Benicia Waterfront Special Area Plan - Special Area Plan was adopted by the Commission (April, 1977) and the City of Benicia to provide detailed planning and regulatory guidelines for the Benicia shoreline between West Second Street and the Benicia-Martinez Bridge. Refer to maps, policies, and recommendations of the Special Area Plan for specific information for this area.

Martinez Waterfront - Largely undeveloped at present, City has prepared specific plan for waterfront design and recreation uses.

Scenic Area South Side of Carquinez Strait - The scenic area includes principal overlook ridges and scenic road between Crockett and Martinez. To preserve presently undeveloped rugged and scenic hills, zoning should provide for extremely sparse development with control over tree removal and location of all structures; scenic easements should be acquired by East Bay Regional Park District, county, or other public body as necessary to guarantee permanent protection. Some park development may be appropriate in valleys leading to Bay.

Areas diked from the Bay have high-value wildlife habitat and restoration potential.



Amended May 2002

Plan Map 2

Bay Plan Policies and Commission Suggestions

BAY PLAN POLICIES

- 1 **San Pablo Bay** - Tidal marshes and extensive tidal flats are valuable wildlife habitat. Protect wildlife values.
- 2 **Route 37** - Public access allowed in a manner protective of sensitive wildlife. Provide opportunities for wildlife compatible activities, such as wildlife observation and fishing.
- 3 **Regional Restoration Goal for San Pablo Bay** - Restore large areas of tidal marsh and enhance seasonal wetlands. Some of the inactive salt ponds should be managed to maximize their habitat functions for shorebirds and waterfowl, and others should be restored to tidal marsh. Shallow subtidal areas (including eelgrass beds) should be conserved or restored. See the Baylands Ecosystem Habitat Goals report for more information.
- 4 **Mare Island Naval Shipyard** - The Mare Island dredged material disposal ponds, which are located in historic baylands, should be retained in water-related industry priority use for dredged material disposal and used as a regional disposal and rehandling area for dredged material except the three northernmost ponds. The three northernmost ponds could be used to provide wetland habitat for the salt marsh harvest mouse in order to mitigate any potential adverse impacts resulting from the future use of the other seven ponds for dredged material disposal and rehandling. Restoration of the three northernmost ponds, if necessary for mitigation, should be managed by the U.S. Fish and Wildlife Service as part of the San Pablo Bay National Wildlife Refuge and the Service's program for environmental education.
- 5 **Vallejo Water-Related Industrial Area** - Some fill may be needed.
- 6 **Carquinez Strait Shoreline** - Continuous public access should be provided along the bluff top and shoreline of Carquinez Strait and views of the water from shoreline vista points should be preserved.
- 7 **Benicia State Recreation Area** - No commercial uses except for convenience needs of park visitors. Develop riding and hiking trail along shoreline between Vallejo and Benicia.
- 8 **Benicia Waterfront Special Area Plan** - See special area plan for detailed planning guidelines for the shoreline between West Second Street and the Benicia-Martinez Bridge.
- 9 **Benicia Industrial Park** - Reserve area east of old Route 21 for waterfront industry. Preserve and provide access to vista points and historic buildings.
- 10 **Regional Restoration Goal for Suisun Bay** - Restore tidal marsh on the northern and southern sides of Suisun Bay, Grizzly Bay and Honker Bay; enhance managed marshes to increase their ability to support waterfowl. See the Baylands Ecosystem Habitat Goals report for more information.
- 11 Pipelines and piers may be built over marshes.
- 12 **Port of Benicia** - See Seaport Plan.
- 13 **Selby** - See Seaport Plan. Some fill may be needed for port use.
- 14 **Rodeo** - Develop beach northwest of railroad. Provide safe, easy pedestrian access. Some fill may be needed.
- 15 **Pinole-Hercules Shoreline Park** (proposed) - Raise level of dry land, but preserve adjacent marshes. Provide safe pedestrian access across railroad tracks. Landscape existing sewage treatment plant.
- 16 **Wilson Point** - Proposed beach and park. Preserve rugged character of point. Provide safe, easy pedestrian access. Some fill may be needed. Protect and provide public access to shellfish beds offshore.

COMMISSION SUGGESTIONS

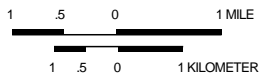
- A Possible shallow-draft port.
- B Possible use of Cargill crystallizer ponds as a regional dredged material rehandling facility.
- C Napa Bay - Encourage recreational development of areas adjacent to shoreline. Provide continuous public access to shoreline.
- D Provide continuous public access to shoreline from Napa Bay to existing park. Protect views of strait from hills.
- E Potential park on hills overlooking the Bay.
- F Benicia - Prepare precise plan and development program for waterfront west of West Second Street. Structures near waterfront should be kept low and well-spaced to protect views from hills inland. Provide maximum possible public access, including paths, beaches and small parks.
- G Possible use of Praxis Pacheco as a dredged material confined disposal site.

Plan Map 2

Bay Plan Policies and Commission Suggestions

COMMISSION SUGGESTIONS (cont.)

- Ⓜ Limit urban development; encourage cluster development to maximize Bay views and conserve natural landscape features.
- Ⓜ Carquinez Strait, Bridge and Shoreline - Enhance scenic qualities, preserve views and increase public access.
- Ⓜ Possible linked industry.
- Ⓜ Possible use of Wickland Selby site as a regional dredged material rehandling facility.
- Ⓜ Hercules - Design future development west of ridge to maximize and protect Bay views.



Plan Map 2

Carquinez Strait

